

AGENDA

**HOLLISTER PLANNING COMMISSION
ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY**

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY JANUARY 28, 2010 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Charles Scott, Helen Ross and Gabriel Torres

APPROVAL OF MINUTES: November 19, 2009

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda

CONSENT CALENDAR: None

All matters listed under the Consent Calendar will be enacted by one motion authorizing the actions designated in the staff report. There will be no separate discussion for these items unless requested by a member of the Commission, staff, or the public.

PUBLIC HEARINGS:

1. Amendment of Site and Architectural Review No. 2006-14 – Filed by A&R Doors, Inc. requesting an amendment to the master sign plan located in an NMU (Neighborhood Mixed Use) Zoning District. Said property is located at 320 Hillcrest Road; being more specifically described as Assessor's Parcel No. 54-28-01 – CEQA: Categorically Exempt.

2. Amendment of Site and Architectural Review No. 2008-16 – Filed by South County Housing Corporation requesting an amendment to remove the age and the affordability restriction on the manager's unit located in a R3 (Medium Density Residential) Zoning District. Said property is located at 108 Park Street; being more specifically described as Assessor's Parcel No. 56-29-01 – CEQA: Categorically Exempt

3. Rezone No. 2010-0 – Filed by the City of Hollister requesting to rezone several properties to correct mapping errors from the City of Hollister zoning map revision approved in 2008 located in the R2 (Two Family Residential) Zoning District and R3 (Medium Density Residential) Zoning District. Said property being located at: Area 1/Near Park Street and Sherwood Drive; and Area 2/South of South Street, between Powell Street and Line Street, including Wiebe Way. (Please contact Planning for a complete list of Assessor's Parcel numbers) – CEQA: Categorically Exempt.

4. Approval of Growth Management Allocation for 2008/2009/2010 filed by:

Application No.	Applicant	Units	Location
RD No. 2009-1	John Cheney	22	Union Road
RD No. 2009-2	Garrett Rajkovich	91	Buena Vista Rd/Central Ave.
RD No. 2009-3	Thorning WG Vision	74	1011 San Juan Road
RD No. 2009-4	Valles and Associates	74	Nash Road / Cushman Street
RD No. 2009-5	Ingrid Sywak	8	South Street / Westside Blvd.
RD No. 2009-6	Brigantino Enterprises	85	Santa Ana Road
RD No. 2009-7	Cerrato Estates	95	Meridian St / Hillcrest Rd
RD No. 2009-8	Rajkovich Bros.	75	Cienega / Southside Rds
		(+100 Affordable Units)	
RD No. 2009-9	TTI Development	54	Ladd Lane

NEW BUSINESS:

1. Recommend Initiation of Amendment to Zoning Ordinance No. 1038 – Filed by the City of Hollister to allow a waiver of the minimum density residential requirements and reduction of off-street parking for 100% affordable housing projects in the R4, R4-20, Old Town (H) and Mixed Use Zoning Districts and mixed use lots with size and environmental constraints.

OLD BUSINESS: None

PLANNING DEPARTMENT REPORTS:

1. Request from staff for a special Planning Commission meeting in the third week of March possibly the 16th, 17th, or 18th.

CITY ATTORNEY REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, February 25th

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, Monday through Thursday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.56.